

DISTRICT ADVISORY BOARD (DAB) I
MEETING MINUTES

Monday, July 7, 2014

6:30 p.m.

Atwater Neighborhood Resource Center, 2755 E. 19th St. N., Wichita, Kansas 67214

Members Present

Aaron Mayes
Bill Wynne
David Buckmaster
Dan Heflin
James Roseboro
Beverly Domitrovic
Twila Chaloupek
Janice Rich
K.C. Ohaebosim
Lavonta Williams, Council Member

Members Absent

Aaron Lewellyn, Youth Member
Brandon James
Janet Wilson

Guests

EDW Murabito
Lisa Lank
Debra Cunjan
Kimberly Dimmick Wells
Sarah Cobinson
Grant Peterman
Gerry Domitrovic

City of Wichita Staff Present

Officer David Howard, SCAT Team
Officer Larry Carlson, Patrol South, Beat 21
Officer Troy Bussard, Patrol North, Beat 47
Jess McNeely, Metropolitan Area Planning Department
Lesa Lank, COW Housing and Community Services
John Philbrick, City of Wichita, Real Estate Administrator
Mark K. Vaughn, Director, Housing and Community Services
Alana Haynes, Office of Community Engagement

Order of Business

Call to Order

Council Member Lavonta Williams called the meeting to order at 6:30 p.m. and welcomed staff and guests.

Approval of Agenda

Motion to approve the agenda submitted. **Motion carried 9:0.**

Approval of Minutes

Motion to approve the minutes submitted. **Motion carried 9:0.**

Public Agenda

1. Agenda Items

No item.

2. Off Agenda Items

No item.

Staff Report

3. Fire Report

No Item.

Action Taken: None.

4. Police Report

Officer Larry Carlson, Patrol South, Beat 21, reported on May, 23rd the Old Town Entertainment District Ordinance became effective. **Officer Carlson** also stated, several criminal cases have been open throughout the area; but no arrests have been made.

DAB member: Have you noticed anyone carrying weapons in the open due to the recent change in the law? **Carlson:** No. Patrol South has not noticed open weapons in the public.

CM Williams: What would be a fine to someone with a violation in the Entertainment District?

Carlson: The minimum fine for first offense would be \$500.00 for loitering and vandalism would be an additional \$500.00.

Officer Richard West, Patrol East, Beat 38, reported that overall crime and theft for the area is down, however; there have been a few residential burglaries on 9th of Woodlawn. The police department is working to locate suspects that are connected to the residential burglaries.

Questions: None.

Officer Troy Bussard, Patrol North, Beat 47, reported that the area has had three drive-by shootings within three days and three blocks of each other. Although these shootings appear to be gang related, investigations are currently going on. IMPATC meetings have been scheduled.

Bussard also stated the police department now has new officers in the gang division that will be working evenings.

DAB member: Is it possible that we have more gang members moving into 46 and 47 beat?

Bussard: It appears to be the same people at different locations. It's not necessarily that new people are moving in, the people that are involved are targeted at several locations.

CM Williams: Is there a plan in place or is there something the community can do about the shootings? The 26th block of Minnesota would like your assistance. **Bussard:** The block that the crime occurs on need to be more active in the investigations process, by attending the IMPATC meetings or calling 911 to make reports. We will work with the neighborhood association.

Action Taken: Received and Filed.

New Business

5. Future of 2408 and 2424 E. 21st St. building (old Boys and Girls Club)

Mary K. Vaughn, Wichita Housing and Community Services Department Director, followed-up from the June DAB I meeting. DAB members asked for time for a public engagement session to occur so members of the community could provide input on the future use of the old Boys and Girls Club building located at 2408 and 2424 East 21st Street North.

A report from Janet Wilson was provided to DAB I members on behalf of the Wichita Independent Neighborhoods.

DAB member: Is it possible for the building to be torn down? **Vaughn:** There is a way to demolish the building, however; you will have a vacant lot- which will lead us to the same question of what to do with the site.

DAB member: The grant money was used to construct, but are we able to demolish? **Vaughn:** The issue would be both with demolition or redevelopment, the question to ask would be- does it improve conditions? There may be a case to be made if this building was determined a blighted structure, but anything else that is done there would have to be reviewed.

DAB member: How would a convenient store fit the grant description? **Vaughn:** The proposer will pay back the CDBG grant dollars, resulting in the grant requirements not having to be met.

John Philbrick, COW Real Estate Administrator, reviewed the previous submitted staff report given to the DAB members during the June meeting and stated that **Grant Peterman**, a representative for the developer, was present to address any concerns.

DAB member: How was this property advertised? **Philbrick:** We advertised on Blue Net, the Wichita Eagle, mailers to brokers, we also advertised for a listing broker. This property has been well exposed. We have had a few interested buyers in the past, but none have made it to this point.

CM Williams: We will continue to reach out and ask the community for their feedback on the future for the 21st Street building.

Action Taken: Received and Filed.

6. CON2014-00021

Jess McNeely, City Planner, presented on a Conditional Use to permit a Day Care, General. The site is owned by the Wichita Children's Home; the Children's Home main campus is on contiguous property to the east and south. The applicant intends to provide a school age program for a total of 15 children 10 to 17 years old from 7:30 am to 7:30 pm daily with staff supervision at all times. The applicant has adequate outdoor play facilities and parking on their campus, therefore the applicant does not intend to make site improvements on the application area.

DAB member: When the Day Care leaves will the Conditional Use still be in effect? **McNeely:** The property will remain zoned TF-3 Family Residential.

DAB member: This home does not seem large enough to hold the number of children that is listed. **McNeely:** The business will meet the Day Care General standards.

CM Williams: Under the Conditional Use, can the property become a group home? **McNeely:** No, it cannot become a group home.

Dan Heflin made a motion to recommend approval of the Conditional Use request to permit a Day Care General. Motion was properly seconded by Janice Rich. Motion passed 9-0.

7. ZON2014-00009

Jess McNeely, City Planner, presented on an OW Office-Warehouse zoning on the platted approximately 0.47-acre LC Limited Commercial (LC) zoned site. The north portion of the site has a small office building (672-square feet) on it, with the rest of the site mostly developed as an unused parking lot. The applicant proposes to build a warehouse to receive and store shipments of equipment that they then deliver to different businesses in the area.

CM Williams: Requested that all the City maps on the website be reviewed.

DAB member: Will the warehouse be where the existing parking lot is now and what size truck will bring the materials to the building? **McNeely:** The truck will come in every two weeks to unload in the warehouse, during the hours of 8-5pm. Semi-trucks will likely be used to haul the materials.

Janice Rich made a motion to recommend approval of the Office Warehouse zoning. Motion was properly seconded by Beverly Domitrovic. Motion passed 9-0.

Board Agenda

8. Updates, Issues and Reports

CM Williams: Reported on the Neighborhood Pride article that was written in the Wichita Eagle.

CM Williams also thanked the DAB members for attending the District I Sales Tax and Budget meeting and also asked DAB members for additional ideas on the City budget and the four priorities.

9. Adjournment

Action Taken: Motion to adjourn was made by Janet Rich, James Roseboro properly seconded. Motion carried 9:0.

Meeting was adjourned.

The next meeting for the District Advisory Board I will be held at 6:30 p.m., August 4, 2014, at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N.